

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

March 18, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Schneider, Sims and Steele and Suffredin (14)

Absent: Commissioners Beavers, Claypool and Quigley (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

276728 DOCKET #8025 – D. STASIK, Owner Application: The Variation previously approved, sought to reduce both interior side yard setbacks from 10 feet to 3 feet; reduce front yard setback from 30 feet to 20 feet; increase the floor area ratio from .40 to .60 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Lorel Avenue, approximately 180 feet north of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: Adjacent south property owner objected to the applicant's lot being built on because neighbors are using the lot to park cars. Also objected to the front yard setback.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication No. 276728. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

278219 DOCKET #8093 - JAMES MARTH & JOHN NOGA, Owners, Beneficiaries of Southwest Financial Bank & Trust TUT #L-0813, 9901 South Western Avenue, Chicago, Illinois 60643, Application (No. SU-06-04; Z06048). Submitted by Marth Construction Company, 14800 South 80th Avenue, Orland Park, Illinois. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-6 General Residence District for the development and construction of thirty four (34) town homes (if granted under companion SU-06-04) in Section 20 of Orland Township. Property consists of 5.987+ acres, bounded on the north by Hancock Street; by Orange on the east; by Merle Creek on the south; and by Wolf Road on the west in Orland Township, County Board District #17. Intended use: 34 town home dwelling units. **Recommendation: That the applicant be granted a one year extension of time.**

278220 DOCKET #8094 - JAMES MARTH & JOHN NOGA, Owners, Beneficiaries of Southwest Financial Bank & Trust TUT #L-0813, 9901 South Western Avenue, Chicago, Illinois 60643, Application (No. SU-06-04; Z06048). Submitted by Marth Construction Company, 14800 South 80th Avenue, Orland Park, Illinois. Seeking SPECIAL USE for a Planned Unit Development in the R-6 General Residence District (if granted under companion A-06-02) for the development and construction of thirty four (34) town homes in Section 20 of Orland Township. Property consists of 5.987+ acres, bounded on the north by Hancock Street; by Orange on the east; by Merle Creek on the south; and by

Wolf Road on the west in Orland Township, County Board District #17. Intended use: A residential Planned Unit Development for 34 town home dwelling units. **Recommendation: That the applicant be granted a one year extension of time.**

- 281334 DOCKET #8163 – SUBURBAN BANK AND TRUST COMPANY, TRUST #74, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. MA-06-08; Z06156). Submitted by Michael J. Fisher, 431 Princeton, Villa Park, Illinois 60181. Seeking a Special Use for Unique Use from the R-5 Single Family Residence District to the R-5A Residence Transition District to combine two (2) lots into three (3) separate lots for three (3) single family residences in Section 29 of Leyden Township. Property consists of .45 of an acre, located on the south side of Schubert Avenue, approximately 148 feet east of Melrose Avenue in Leyden Township, County Board District #16. Intended use: Three (3) single family residences. **Recommendation: That the applicant be granted one year extension of time.**

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 278219, 278220 and 281334. The motion carried unanimously.

SECTION 3

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use for Unique Use on certain properties described therein:

- 290342 DOCKETS #8375/8363 - 4900 SOUTH MASON, LLC, 1945 Bernice Road, Lansing, Illinois 60438, Application (No. SU-07-11; Z07144). Submitted by Michael J. Laird, 6808 West Archer Avenue, Chicago, Illinois 60638. Seeking a Special Use for Unique Use in the I-3 Intensive Industrial District for a cartage and trucking company for trucks over one and half tons capacity and if granted, companion variance for front yard setback from the minimum required 30 feet to 16 feet (existing), and a corner side yard setback from the minimum required 30 feet to 9 feet (existing) in Section 8 of Stickney Township. Property consists of approximately 1.62 acres located on the southwest corner of West 49th Street and South Mason Avenue in Stickney Township, County Board District #11. Intended use: For a cartage and trucking company for trucks over one and half tons. **Recommendation: That the application be granted. ~~be granted a one year extension of time~~**

The Cook County Zoning Board of Appeals to whom said applications were referred, submitted Communications setting forth its findings and recommendations following public hearings held thereon, and recommended that said applications be granted subject to conditions as stated in the findings.

Vice Chairman Murphy, seconded by Commissioner Daley, moved the approval of Communication No. 290342, as amended. The motion carried unanimously.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 292928 DOCKET #8385 – S. KOCHARI, Owner, Application (No. V-08-06): Variation to reduce right interior side yard setback from 10 feet to 6 feet (existing); and reduce rear yard setback from 5 feet to 4 feet (existing) for an addition and remodeling in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the east side of Landen Drive, approximately 330 feet north of Wrightwood Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 292929 DOCKET #8386 – B. SCHMITZ, Owner, Application (No. V-08-07): Variation to reduce lot width from 150 feet to 111 feet (existing); reduce lot area from 40,000 square feet to 22,353 square feet (existing); and reduce left interior side yard setback from 15 feet to 5 feet for a storage shed on lot served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the northwest corner of 157th Place and Oak Park Avenue in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 292930 DOCKET #8387 – P. WIATR, Owner, Application (No. V-08-08): Variation to reduce front yard setback from 30 feet to 15 feet; reduce both yard setbacks from 10 feet to 3 feet for a new single family residence; for coach house; reduce right interior side yard setback from 10 feet to 2 feet (existing); reduce left interior side yard setback from 10 feet to 4 feet (existing); and reduce rear yard setback from 40 feet to 5 feet (existing); and on both new single family and existing coach house increase the floor area ratio from .40 to .90 in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Linder Avenue, approximately 172 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**
- Conditions: After receiving occupancy permit from Cook County, applicant may use the coach house for six months while his new home is being built; after that applicant will tear down the coach house. Applicant testified he is in agreement.
- Objectors: None
- 292931 DOCKET #8388 – L. BUCARO, Owner, Application (No. V-08-09): Variation to reduce left side yard setback from 10 feet to 8 feet (as amended by applicant) for an attached garage and family room in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Vine Avenue, approximately 334 feet north of Bryn Mawr in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 292932 DOCKET #8389 – C. ARTEAGA, Owner, Application (No. V-08-10): Variation to reduce lot area from 3,000 square feet to 1,924 square feet (existing); reduce lot width from 60 feet to 24.83 feet (existing); reduce interior side yards from 10 feet to 0 feet (existing); and reduce rear yard setback from 30 feet to 12 feet for a wood deck with pergola in the R-7 General Residence District. The subject property consists of approximately 0.04 of an acre, located approximately 53 feet west of Dee Road and approximately 300 feet north of Dempster Street in Maine Township, County Board District #9. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 292933 DOCKET #8390 – R. BARRERA, Owner, Application (No. V-08-11): Variation to reduce front yard setback from 30 feet to 24 feet (existing balcony to be closed in); and reduce corner side yard setback from 15 feet to 13 feet (existing) for a proposed 2nd floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the southwest corner of Belden Avenue and Emerson Street in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**
- Conditions: None

Objectors: None

292934 DOCKET #8391 – K. OWEN, Owner, Application (No. V-08-12): Variation to reduce lot width from 150 feet to 100 feet (existing) for a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.15 acres, located on the north side of Echo Lane, approximately 500 feet east of Quentin Road in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

292935 DOCKET #8392 – B. MCCLOUD, Owner, Application (No. V-08-13): Variation to reduce lot area from 10,000 square feet to 3,143 square feet (existing); reduce lot width from 60 feet to 25 feet (existing); increase the floor area ratio from .40 to .48; reduce right side yard setback from 10 feet to 2 feet; reduce left side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 40 feet to 16 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 47 feet south of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

292936 DOCKET #8393 – J. BARTYCZAK, Owner, Application (No. V-08-14): Variation to reduce front yard setback from 25 feet to 20 feet; reduce left interior side yard setback from 10 feet to 1 foot; increase the floor area ratio from .40 to .69; and reduce right side yard setback from 10 feet to 3 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the north east side of South Lorel Avenue, approximately 281 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 292928, 292929, 292930, 292931, 292932, 292933, 292934, 292935 and 292936. The motion carried unanimously.

SECTION 5

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

292937 DOCKET #8394 – D. BUSCHE, Owner, Application (No. V-08-15): Variation to reduce lot width from 150 feet to 100 feet (existing); and reduce left side yard setback from 15 feet to 10 feet for a proposed storage shed addition to existing attached garage on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.52 of an acre, located on the north side of Blackhawk Drive, approximately 330 feet west of Summit Drive in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

292938 DOCKET #8399 – K. & B. TANER, Owners, Application (No. V-08-20): Variation to increase height of fence from 3 feet in front and corner side yards to 6 feet 4 inches and 6 feet 6 inches (existing) for a replacement fence in the R-3 Single Family Residence District. The subject property consists of

approximately 1.03 acres, located on the east side of Locust Road, approximately 750 feet south of Winnetka Road in New Trier Township, County Board District #~~15~~ 14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Quigley, seconded by Commissioner Peraica, moved the approval of Communication Nos. 292937 and 292938, as amended. The motion carried unanimously.

SECTION 6

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

292939 JAMES CONSTRUCTION COMPANY, 13841 Southwest Highway, Orland Park, Illinois 60462, Owner, Application (No. SU-08-01; Z08023). Submitted by Hidden Acres of Palos Park LLC, 13841 Southwest Highway, Orland Park, Illinois 60462. Seeking a SPECIAL USE in the R-4 Single Family Residence District for a Planned Unit Development (PUD) for ten (10) single family homes in Section 35 of Palos Township. Property consists of 6.9 acres, located at the southwest corner of 129th Street and 84th Avenue in Palos Township, County Board District #17. Intended use: Ten (10) single family home sites.

Commissioner Steele, seconded by Commissioner Moreno, referred the following New Application to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Suffredin, seconded by Commissioner Daley, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

